

IN RE: PETITION FOR ADMIN. VARIANCE  
E/S Burr ridge Road, 30' N of  
Grenden Lane  
(2724 Burr ridge Road)  
8th Election District  
6th Councilmanic District

Anthony F. Etzel, Jr., et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-203-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 2724 Burr ridge Road, located in the Parkville area in the Park Manor subdivision. The Petition was filed by the owners of the property, Anthony F. Etzel, Jr., and his wife, Marybeth E. Etzel. The Petitioners seek relief from Sections 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 10 feet in lieu of the required 22.5 feet for a proposed carport. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

As indicated above, this Petition was originally filed through the Administrative Variance process. However, at the request of an adjoining property owner, the matter was scheduled for a public hearing to determine the appropriateness of the relief requested.

Appearing at the hearing on behalf of the Petition was Anthony F. Etzel, Jr., owner of the property. Appearing as Protestants in the matter were Elmer and Eileen Slaughter, the adjoining property owners who requested the hearing. Also appearing at the hearing was Mr. Larry Yeager, a representative with the Department of Environmental Protection and Resource Management (DEPRM), who was subpoenaed by the Petitioners to appear.

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ORDER RECEIVED FOR FILING  
Date 2/10/95  
By [Signature]

Testimony and evidence offered at the hearing revealed that the subject property consists of 10,540 sq.ft. zoned D.R. 5.5 and is improved with a single family dwelling which has been the Petitioners' residence for 30 years. The Petitioners are desirous of constructing a 17' x 25' carport on the side of their dwelling in accordance with the site plan identified herein as Petitioner's Exhibit 1. Testimony indicated that the proposed carport will be attached to the existing dwelling, but its roof will have a lower peak than the roof of the house. Due to the irregular shape of the property and the location of existing improvements thereon, the requested variance is necessary.

Appearing as Protestants in the matter were Mr. & Mrs. Slaughter who, like the Petitioners, have also resided on their property for the past 30 years. Obviously, the Slaughters and the Petitioners have been neighbors for many years. Both Mr. Etzel and Mr. & Mrs. Slaughter identified a drainage problem that exists in this area of the neighborhood, the brunt of which is felt by Mr. & Mrs. Slaughter. This drainage problem is unrelated to the variance request before me, however, Mr. & Mrs. Slaughter are concerned that the proposed addition of a carport on the subject property will further exacerbate the drainage problem they experience.

After discussing the matter with both parties and Larry Yeager with DEPRM, it was determined that the addition of the proposed carport would contribute little, if any, to the drainage problem in this neighborhood. However, it was agreed that Mr. Etzel would develop a drainage plan for his property in which gutters and downspouts will be used to channel all stormwater runoff from his dwelling and the proposed carport to the 10-foot drainage and utility easement which exists to the rear of his property. In addition, it was determined that Mr. Etzel's sump pump would

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Date

By

also empty into an underground pipe which would discharge above-ground within this 10-foot easement area. This will channel the existing and projected stormwater runoff from the subject property to the natural drainage system provided for this neighborhood.

Following the discussions held on this issue, the Slaughters felt assured that a proper drainage system would be provided for the subject property and as a result, had no objection to the proposed carport. Therefore, as a condition of approval of the relief requested, the Petitioners shall be required to provide proper drainage as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result

if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10<sup>th</sup> day of February, 1995 that the Petition for Variance seeking relief from Sections 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 10 feet in lieu of the required 22.5 feet for a proposed carport, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) In conjunction with the construction of the proposed carport, the Petitioner shall insure that gutters and downspouts are installed along the roof line of the existing dwelling and the proposed carport. All stormwater runoff shall be channeled through the downspouts to an underground pipe which will then discharge into the aboveground 10-foot drainage and utility easement area located to the rear of the prop-

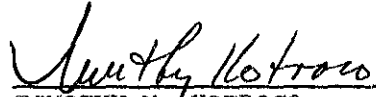
ORDER RECEIVED FOR FILING

Date

By

erty. In addition, the sump pump shall discharge into an underground drain pipe which will then channel any discharge to the 10-foot drainage and utility easement area. In effect, all water runoff from the subject dwelling and proposed carport will be properly channeled to the 10-foot drainage and utility easement area to the rear of his property.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 2/16/65  
By [Signature]

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Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

February 10, 1995

Mr. & Mrs. Anthony F. Etzel, Jr.  
2724 Burridge Road  
Baltimore, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
E/S Burridge Road, 30' N of Grenden Lane  
(2724 Burridge Road)  
8th Election District - 6th Councilmanic District  
Anthony F. Etzel, Jr., et. ux - Petitioners  
Case No. 95-203-A

Dear Mr. & Mrs. Etzel:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Elmer Slaughter  
2722 Burridge Road, Baltimore, Md. 21234

People's Counsel

File

MICROFILMED



# Petition for Administrative Variance

95-203-A

## to the Zoning Commissioner of Baltimore County

for the property located at 2724 Burkidge Rd.  
which is presently zoned DR 55

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

BCZR Section 1B02.3.B., 301.1.A (211.4 R-6)

To permit a rear yard setback of 10 feet (for an open projection carport) in lieu of the required setback of 22.5 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE BACK SHEET

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature]

DATE: 12-5-94

ESTIMATED POSTING DATE: 12-18-94



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 199

ORDER RECEIVED FOR FILING

Date 12/19/94

By [Signature]

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2724 Burridge Rd.  
address  
Balto. MD 21234  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Our house is situated on our property in such a way that we have a large front and side yard, but a small back. The back yard is the only place the carport/patio can be put. Also, there is an existing driveway that will lead to the carport/patio.

We live on a very busy corner. Our cars would be better protected next to the house. Over the years, 3 of our cars were hit while parked on Grendon Lane Burridge Rd. 3 oncoming cars have missed the curve in Grendon Lane & drove across our driveway & side yard causing property damage.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Marybeth E. Etzel  
(signature)  
Marybeth E. Etzel  
(type or print name)



Anthony F. Etzel, Jr.  
(signature)  
Anthony F. Etzel, Jr.  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of November, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Marybeth E. Etzel + Anthony F. Etzel, Jr.

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

11-25-94  
date

Lisa Mary Lewis  
NOTARY PUBLIC

My Commission Expires: 9-1-97



# EXAMPLE 3 - Zoning Description

- 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 2724 BurrIDGE Rd.  
(address)

Beginning at a point on the EAST side of BURRIDGE RD.  
(north, south, east or west) (name of street)

which is 40 FT.  
street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 30 ft. NORTH of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street GRENDON LANE  
(name of street)

which is 30 ft. wide. \*Being Lot # 12,  
(number of feet of right-of-way width)

Block B, Section # \_\_\_\_\_ in the subdivision of PARK MANOR  
(name of subdivision)

as recorded in Baltimore County Plat Book # 31, Folio # 57, containing

10,540 sq. ft. or .24 Ac. Also known as 2724 BurrIDGE Rd.  
(square feet or acres) (property address)

and located in the 8th Election District, 6th Councilmanic District.

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_, Folio \_\_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

# 199

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**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-203-A

District 8th

Date of Posting 1/14/95

Posted for: Variance

Petitioner: Anthony + Marybeth Etal

Location of property: 2724 Burridge Rd, E/S

Location of Signs: Facing road way, on property, being zoned

Remarks:

Posted by

M. Healy  
Signature

Date of return:

1/20/95

Number of Signs:

1

MICROFILMED



# NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118 Old Courthouse, 100 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:  
95-203-A (Item 199)  
2724 Burnidge Road  
E/S Burnidge Road, 30'  
N of Grander Lane  
8th Election District  
6th Councilmanic  
Legal Owner(s)

Anthony F. Etzel, Jr.  
and Marybeth E. Etzel  
HEARING: WEDNESDAY  
FEBRUARY 11, 1995 at  
9:30 a.m. in Rm. 118 Old  
Courthouse.

Variance to permit a rear  
yard setback of 10 feet (from  
open lot line) in lieu  
of the required setback of 25.5  
feet.

LAWRENCE E. SCHMIDT,  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Hand-  
icapped accessible for special  
accommodations. Please Call  
887-3353.

(2) For informa-  
tion concerning the File and/or  
Hearing, Please Call 887-3351.

1/12 January 12

# CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Jan. 13, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan. 12, 1995

THE JEFFERSONIAN,

A. Henrickson

LEWIS & CLARK - TOWSON

~~Signature~~

ENCLOSURE

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-203-A

District 8th Date of Posting 12/17/94

Posted for: Variance

Petitioner: Anthony & Marybeth Etal

Location of property: 2724 Burridge Rd., E/s

Location of Sign: Facing roadway on property being zoned

Remarks: \_\_\_\_\_

Posted by M. Healy Date of return: 12/22/94

Signature

Number of Signs: 1



RECEIVED  
BALTIMORE COUNTY  
ZONING DEPARTMENT



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

95-203-A

Account: R-001-6150

Number # 199

Date 12-5-94

Taken by J.R.F.

ETZEL --- 2724 Burridge Rd.

OLD Variance = \$50.00

OSU Sign = \$35.00

---

\$85.00

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Q3A03#D144NICHRC

\$85.00

BA C010151AM12-05-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

# REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number:

95-203-A

Petitioner(s):

Marybeth & Anthony Kizer

Location:

2724 Burrige Rd #21234

\*\*\*\*\*

I/WE, Elmer & Eileen A. Slaughter

Name(s)

----- (TYPE OR PRINT)

( ☒ ) Legal Owners ☒ Residents, of

2722 Burrige Rd.

Address

Baltimore, Md. 21234-4009 665-3051

City/State/Zip Code

Phone

which is located approximately adjoining feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.

Signature

Elmer J. Slaughter

Date

1/3/95

Signature

Eileen Slaughter

Date

1/3/95

Rec'd.  
1-3-95  
JCM

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 157917

DATE 1-5-95 ACCOUNT R001-6150

AMOUNT \$ 40--

RECEIVED FROM: ELMER SLAUGHTER

FOR: Request Hearing 95-203-A

MICROFILMED 01A01#0028MICHRC \$40.00  
BA COLL-18AM01/04/95

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 199

Petitioner: Anthony F. ETREL

Location: 2724 BurrIDGE Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Anthony F. ETREL

ADDRESS: 2724 BurrIDGE Rd

BALTO. MD. 21234

PHONE NUMBER: 665 0370

AJ:ggs

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(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY  
January 12, 1995 Issue - Jeffersonian

Please forward billing to:

Anthony and Marybeth Etzel  
2724 Burridge Road  
Baltimore, MD 21234  
665-0370

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-203-A (Item 199)  
2724 Burridge Road  
E/S Burridge Road, 30' N of Grenden Lane  
8th Election District - 6th Councilmanic  
Legal Owner(s): Anthony F. Etzel, Jr. and Marybeth E. Etzel  
HEARING: WEDNESDAY, FEBRUARY 1, 1995 at 9:30 a.m. in Room 118, Old Courthouse.

Variance to permit a rear yard setback of 10 feet (for an open projection carport) in lieu of the required setback of 22.5 feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

JANUARY 6, 1995

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Former Closing Date: 01/03/95

CASE NUMBER: 95-203-A (Item 199)

2724 Burridge Road

E/S Burridge Road, 30' N of Grenden Lane

8th Election District - 6th Councilmanic

Legal Owner(s): Anthony F. Etzel, Jr. and Marybeth E. Etzel

HEARING: WEDNESDAY, FEBRUARY 1, 1995 at 9:30 a.m. in Room 118, Old Courthouse.

Variance to permit a rear yard setback of 10 feet (for an open projection carport) in lieu of the required setback of 22.5 feet.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Anthony and Marybeth Etzel  
Elmer & Eileen Slaughter

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) ~~FOR INFORMATION~~ CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-~~3351~~.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

December 29, 1994

Mr. and Mrs. Anthony Etzel, Jr.  
2724 Burridge Road  
Baltimore, Maryland 21234

RE: Item No: 199  
Case No.: 95-203A  
Petitioner: Mr. and Mrs. Etzel

Dear Mr. and Mrs. Etzel:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 05, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i. e. zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:   Arnold Jablon, Director           DATE:   Dec. 27, 1994  
      Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief  
      Developers Engineering Section

RE:    Zoning Advisory Committee Meeting  
      for December 27, 1994  
      Item   199

The Developers Engineering Section has reviewed  
the subject zoning item and we have no comments.

RWB:sw

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B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:     Arnold Jablon, Director  
          Zoning Administration and  
          Development Management

DATE: December 20, 1994

FROM:   Pat Keller, Director  
          Office of Planning and Zoning

SUBJECT:   Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 199 and 205.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Edy Kerns*

PK/JL



**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

12-20-94

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
ATTN: MS JOYCE WATSON  
Dear Ms. Winiarski:

Re: Baltimore County  
Item No.: \* 199 (JKE)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for* Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DECEMBER 13, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-203-A (Item 199)  
2724 Burridge Road  
E/S Burridge Road, 30' N of Grenden Lane  
8th Election District - 6th Councilmanic  
Legal Owner(s): Anthony F. Etzel, Jr. and Marybeth E. Etzel

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before December 18, 1994. The closing date (January 3, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon  
Director

cc: Anthony and Marybeth Etzel



IN RE: PETITION FOR Variance  
E/S Burrige Rd, 30' Not  
Grendon Lane  
(2724 Burrige Rd)  
8th Election District -  
6th Councilmanic District  
Anthony F. Etzel, Jr., et ux - Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-203-A  
\* \* \*

(TO: Mr. Larry Yeager) SUBPOENA  
(Dept. of Environmental Protection and Resource Management)  
401 Basley Ave., Suite 416  
Towson, MD. 21204

You are hereby summoned and commanded to be and appear personally  
before the Zoning Commissioner/Deputy Zoning Commissioner of Baltimore  
County in Room 118, Old Court House, 400 Washington Ave.  
Towson, MD. 21204

and to bring pertinent information relating to  
storm water runoff

on the 1<sup>st</sup> day of February 1995, regarding the above captioned  
case, for the purpose of testifying at the request of Mr + Mrs. Anthony  
F. Etzel, Jr.

Larry L. Yeager  
LARRY L. YEAGER

Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule IV(c).

Anthony F. Etzel Jr.  
Zoning Commissioner/Deputy  
Zoning Commissioner  
for Baltimore County

Issued: 1/30/95

MICROFILMED



Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

January 24, 1995

Mr. & Mrs. Anthony F. Etzel  
2724 Burridge Road  
Baltimore, Maryland 21234

RE: PETITION FOR VARIANCE  
E/S Burridge Road, 30' N of Grenden Lane  
(2724 Burridge Road)  
8th Election District - 6th Councilmanic District  
Anthony F. Etzel, Jr., et ux - Petitioners  
Case No. 95-203-A

Dear Mr. & Mrs. Etzel:

This office is in receipt of your letter dated January 13, 1995 requesting that we subpoena Mr. Larry Yeager, an employee of the Department of Environmental Protection and Resource Management (DEPRM) to appear at your public hearing in the above-captioned matter.

Please be advised that we cannot subpoena individuals to appear at public hearings on behalf of parties to a Petition. It is the responsibility of the Petitioner to subpoena any individual and/or any supporting documents to appear at hearings before the Zoning Commissioner. However, for your convenience we have enclosed a copy of the subpoena form used by this office. Please fill in the necessary information on this form and return same to this office for signature and we will be happy to forward your subpoena request to Mr. Yeager.

In the event you have any questions on the subject, please feel free to contact this office at 887-4386.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Case File



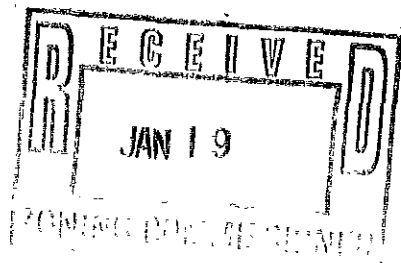
1/17/95  
TO CES

2724 Burridge Rd.  
Balto., MD. 21234  
Jan. 13, 1995 190-95

Balto. Co. Government Office of Zoning Administration  
and Development Management  
111 N. Chesapeake Ave.  
Baltimore, MD. 21204

Mrs. Arnold Jablon:

Concerning the hearing for a variance,  
Case # 95-203-A (Item 199), we would like the  
Zoning Commissioner to subpoena Larry Yeager  
from the Dept. of Environmental Protection  
and Resource Management. The hearing  
is scheduled for Feb. 1, 1995, at 9:30 A.M.  
in Room 118, Old Court House. Thank  
you for your kind consideration.



Sincerely yours,  
Marybeth Etzel  
Chetney F. Etzel

665-0370

RECEIVED  
JAN 17 1995

ZADM

**S & D**  
**ENGINEERING Inc.**  
Consulting Engineers & Surveyors

---

JAN 26, 1995

Mr. and Mrs. Etzel,

Mr. Elmer Slaughter of #2722 Burrige Road has requested that we investigate the impact to his property from your proposed 17'x 25' carport. After a rain, Mr. Slaughter's back yard becomes a temporary marsh. The soil type in your area is LyD, which does not allow the water to soak into the ground. There is already significant runoff from your property to his because of the natural slope, which is greater than 5%. The current situation is not good, and the carport you are planning to build will create 100% runoff into Mr. Slaughter's property. The back yard can not take any additional water.

We have discussed the problem with Mr. Slaughter, and I believe we have found a solution that accommodates both parties.

The solution involves the construction of a twelve inch high wall, built at the lower end of the concrete parking area. Also, a swale dug out that would carry the water to the 10' wide drainage easement running behind both houses.

I hope this solves all concerns and promotes a genuine good neighborly feeling on everyone's part. After you have reviewed this solution, please feel free to contact me regarding your comments or concerns.



Harvey Silbermann, P.E.

Professional Engineer

Maryland P.E. #4240

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Elmer J. Slaughter

2722 Burridge Rd.

Fileen A. Slaughter

2722 Burridge Rd #21234

Petition

Anthony F. Slaughter

2724 Burridge Rd 21235

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

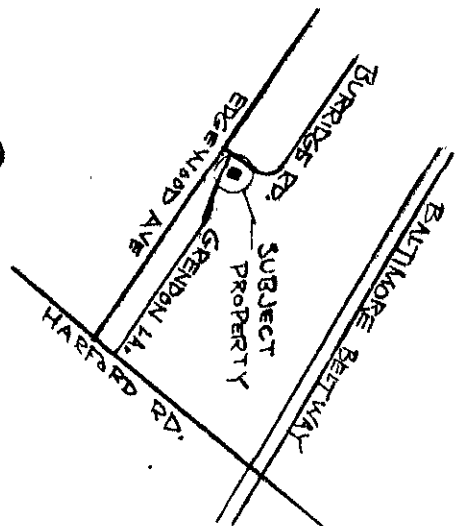
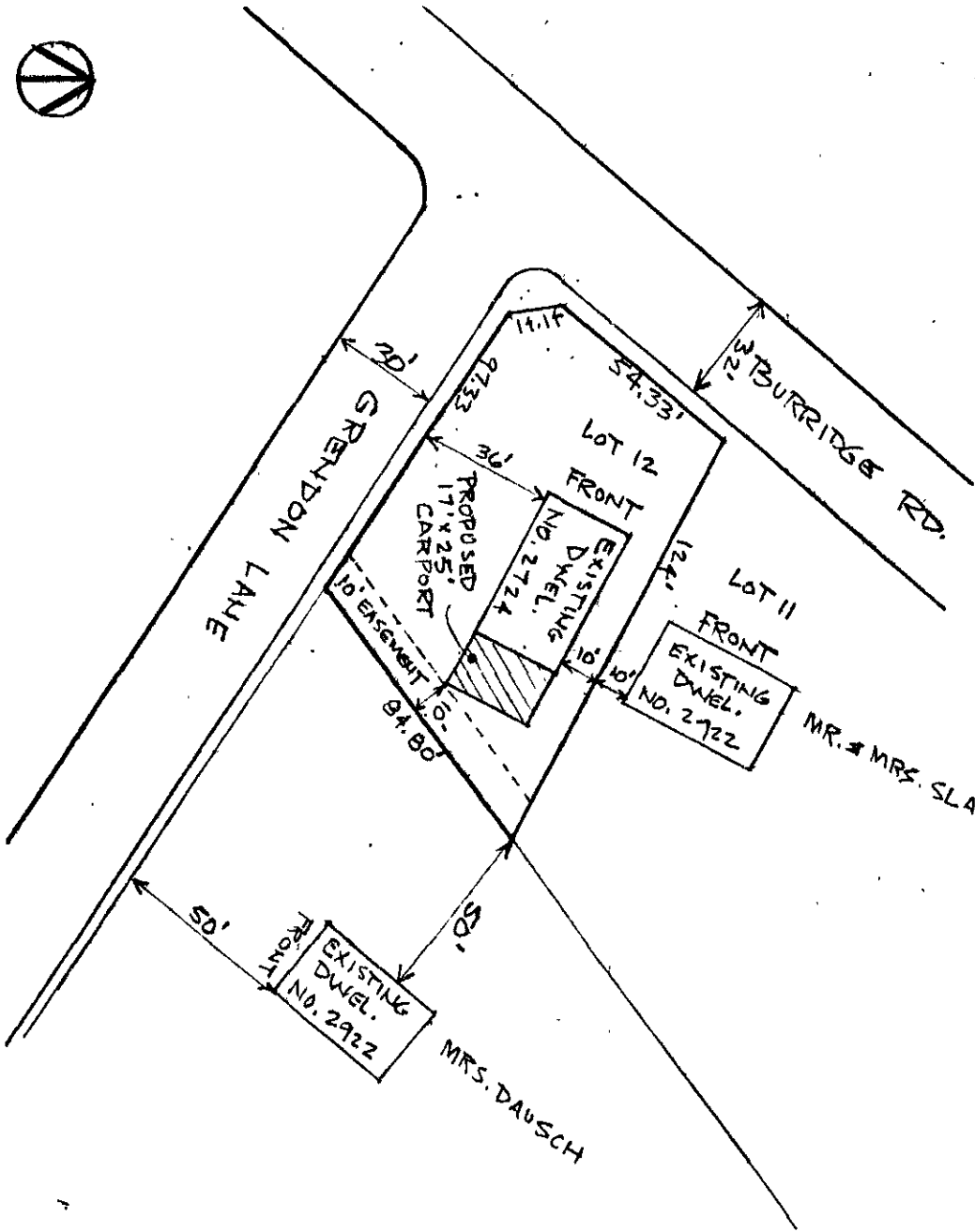
PROPERTY ADDRESS: 2724 BURRIDGE RD. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: PARK MANOR

plat book# 31, folio# 57, lot# 12, section# B

OWNER: MR. & MRS. ETZEL

95-203-A



Vicinity Map  
North  
Scale: 1"=1000'

## LOCATION INFORMATION

Election District: B  
Councilmanic District: 22

1"=200' scale map: NE 90

Zoning: DR 55  
Lot size: 124 x 85 10540  
acreage square feet

SEWER: ☒ Public ☐ Private  
WATER: ☒ ☐  
Chesapeake Bay Critical Area: ☐ Yes ☒ No  
Prior Zoning Hearings: NONE

## Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

199

North  
date: 11-18-94  
prepared by: TONY ETZEL  
Scale of Drawing: 1"= 50'

(TO ADD) BACK OF HOUSE FOR CARPORT



PROPOSED  
CARPORT

TO ADD CARPORT HERE



# 199

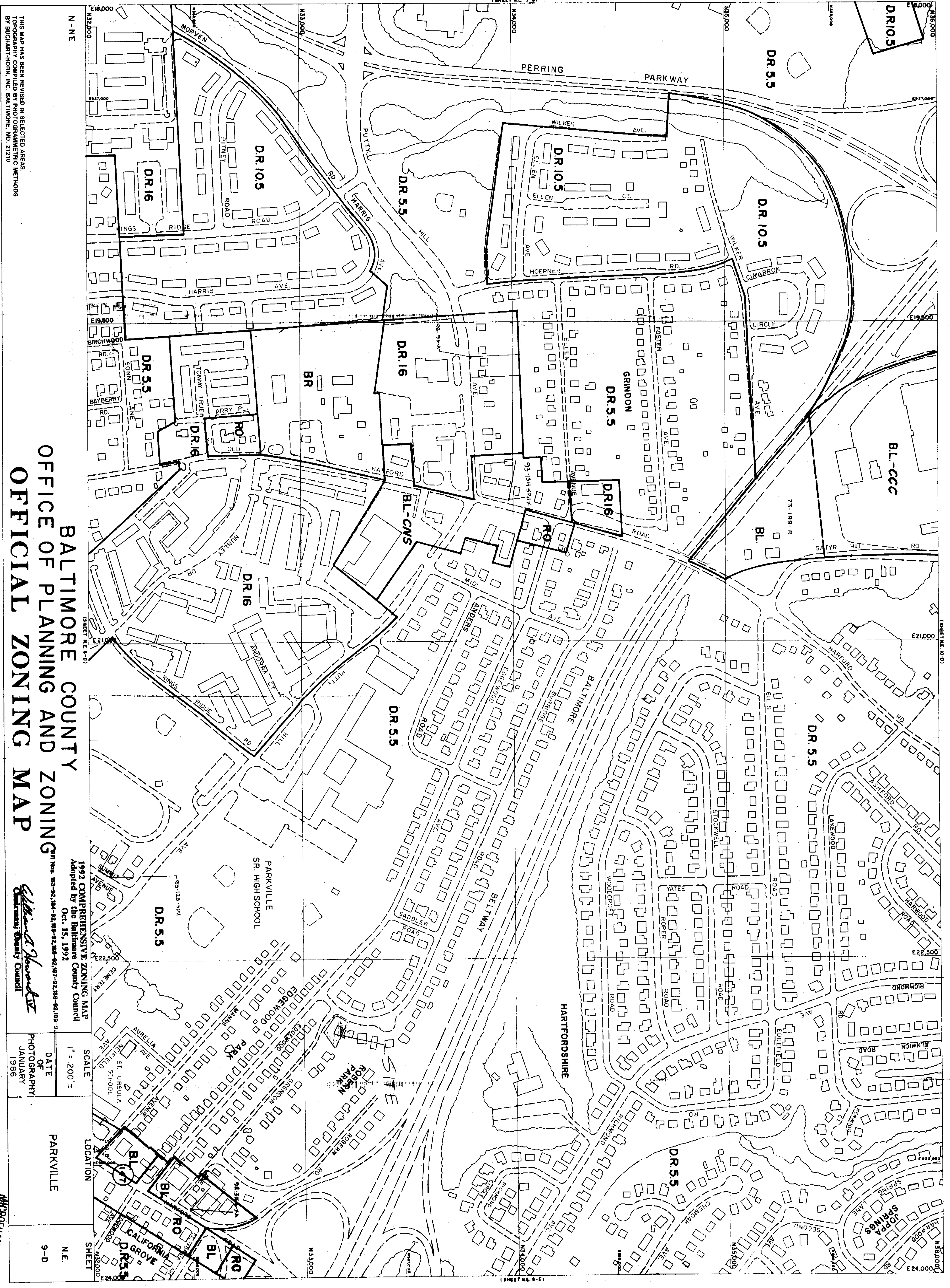
MICROFILMED

FRONT OF HOUSE

BURRIDGE RD.

SIDE OF HOUSE & DRIVEWAY  
GLENDA LA





95-203-A



PREPARED BY AIR PHOTOGRAPHICS, INC.  
HARTINSBURG, W. V. 25401

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

# 199

SCALE	LOCATION	SHEET
1" = 200' ±	PARKVILLE	N.E. 9-D
DATE OF PHOTOGRAPHY JANUARY 1986		



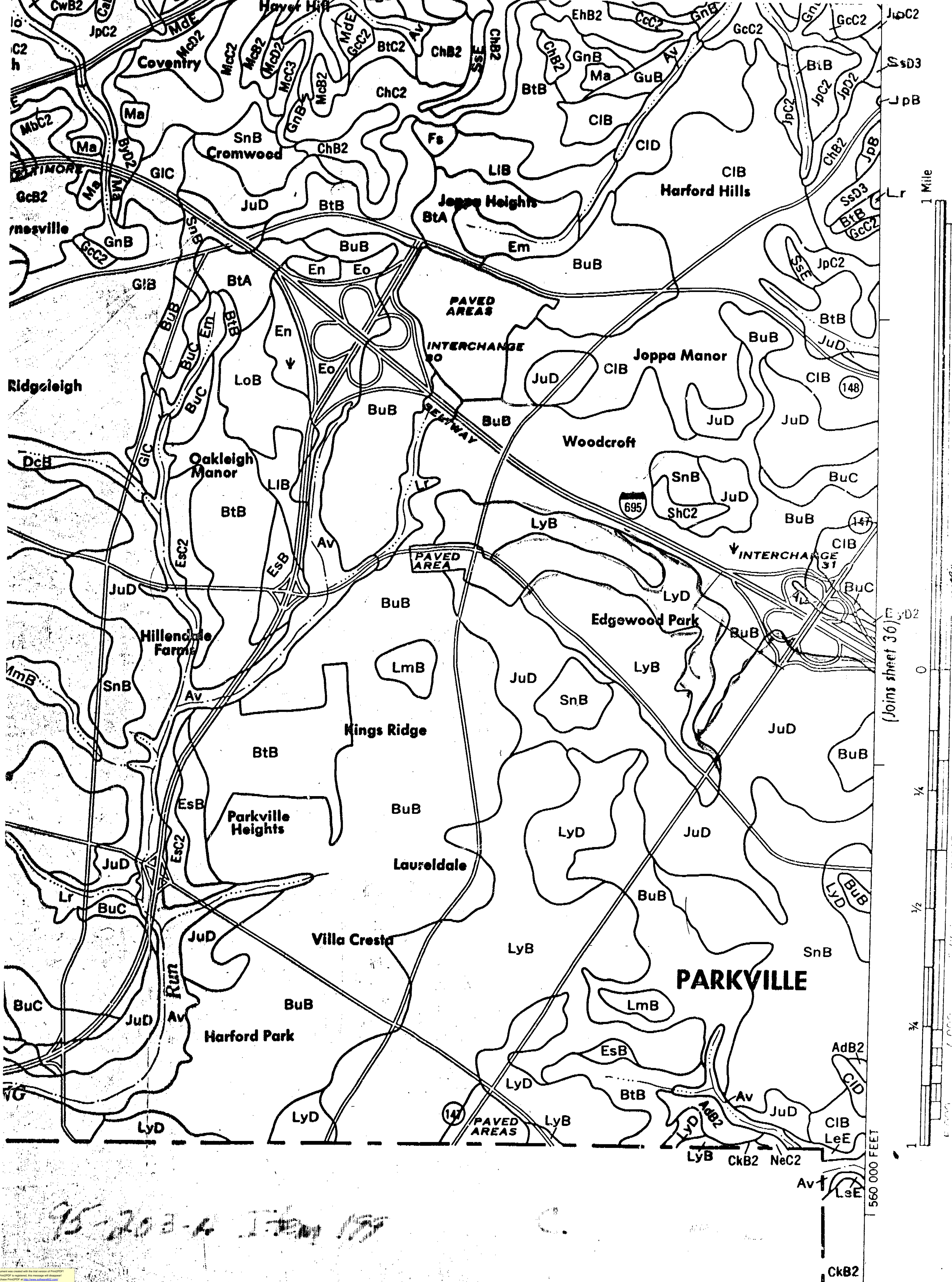
95-203-A



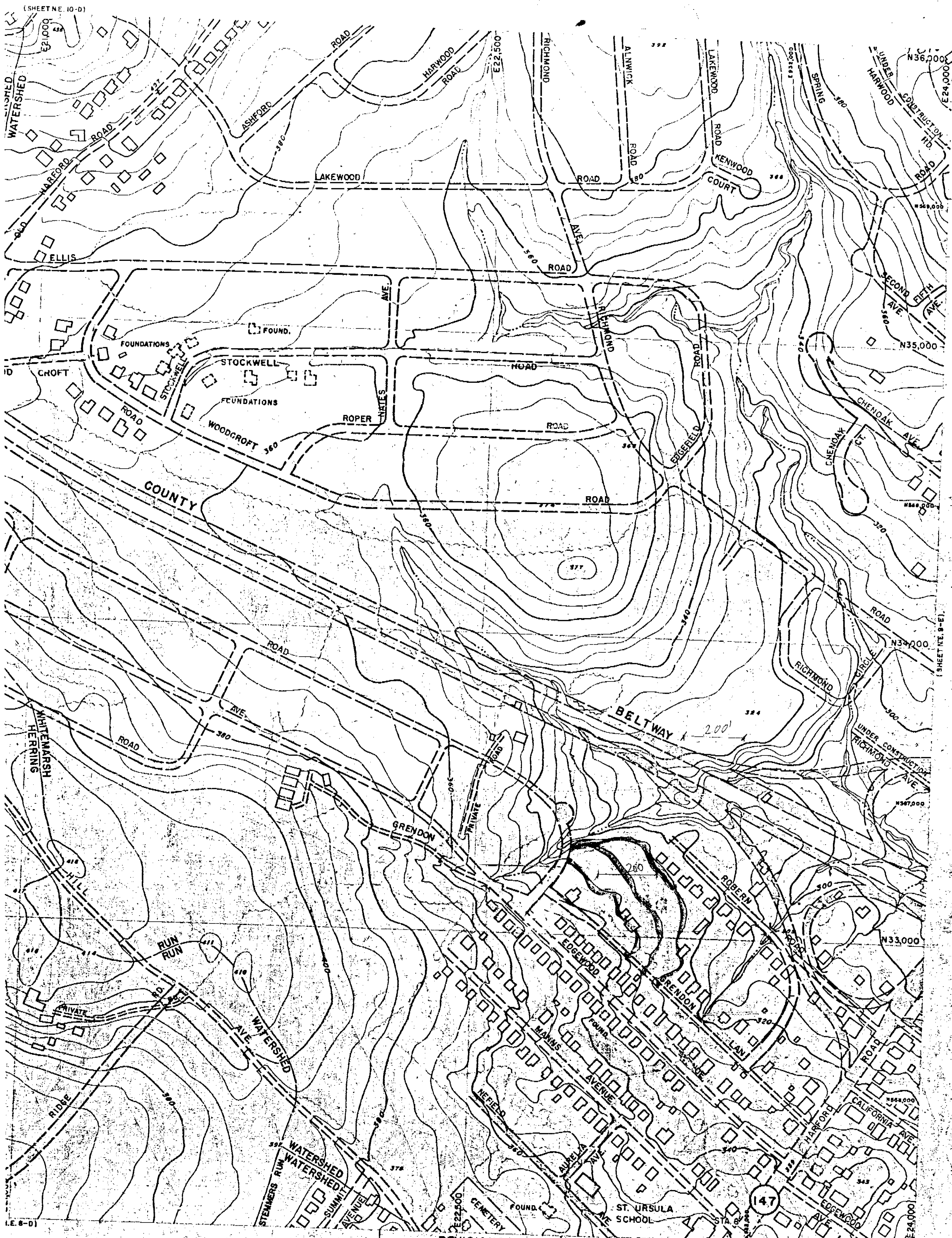
The first capital letter is the initial one of the soil name. A second capital letter, A, B, C, D, or E, shows the slope. Most symbols without a slope letter are those of nearly level soils, but some are for land types that have a considerable range of slopes. A final number, 2 or 3, in the symbol shows that the soil is moderately eroded or severely eroded.

[illegible]









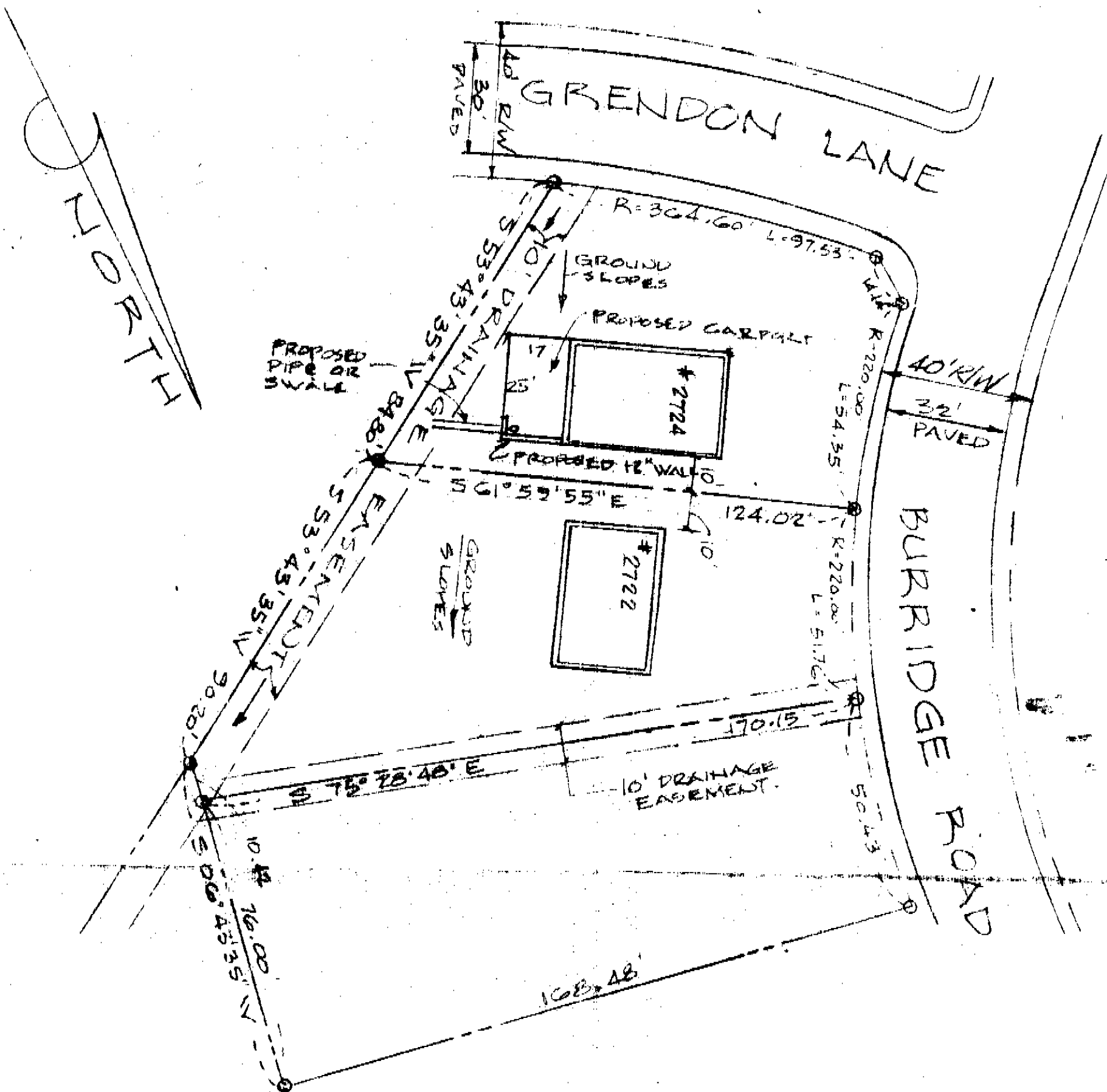
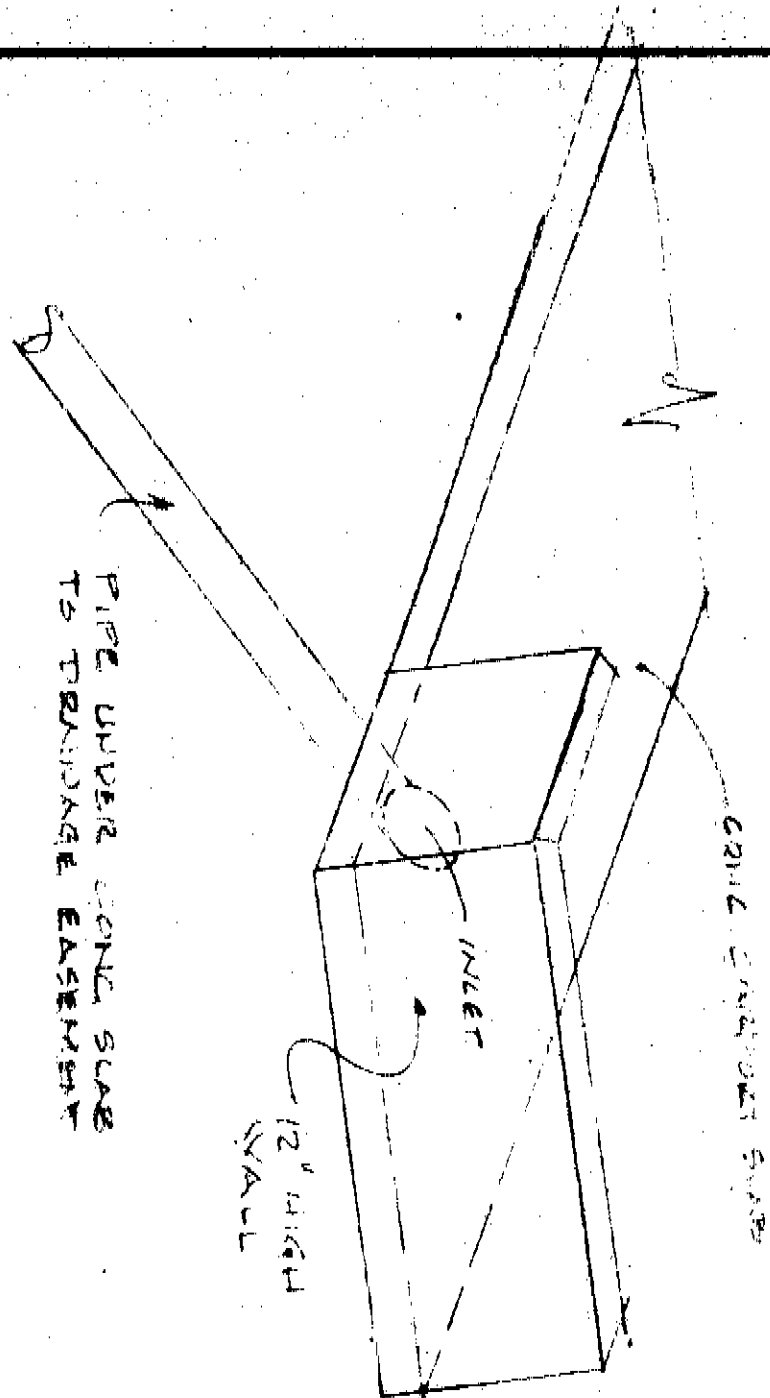
ETRIC MAP OF  
METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
BY	9/23/82	1" = 200'	PARKVILLE	N.E.
		DATE OF PHOTOGRAPHY APRIL 1953		9-D
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA.				

MICROFILM



SKETCH OF DIVERSION CONSTRUCTION  
(NOT TO SCALE)



MICROFILMED

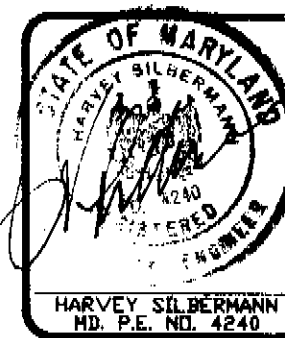
PROTESTANTS  
EXHIBIT NO. 1

750126	1	SHEET 1 OF 1
DRAWING		

File Number	750126
Revisions	

DRAINAGE STUDY OF PROPOSED CARPORT ON #2724 BURRIDGE ROAD BALTIMORE COUNTY MARYLAND			
Project	MR. & MRS. ELMER J. SLAUGHTER JR.		
Date	JAN. 20, 1995	Scale	1" = 30'
Drawn By	S. J. B.		

<b>S &amp; D ENGINEERING, INC.</b>	
Engineers Planners Surveyors	
3527 East Joppa Road, Baltimore, MD 21234	
Phone: (410) 681-5888	Fax: (410) 681-0728





IN RE: PETITION FOR ADMIN. VARIANCE  
E/S Burridge Road, 30' N of  
Grenden Lane  
(2724 Burridge Road)  
8th Election District  
6th Councilmanic District  
Anthony F. Etzel, Jr., et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-203-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 2724 Burridge Road, located in the Parkville area in the Park Manor subdivision. The Petition was filed by the owners of the property, Anthony F. Etzel, Jr., and his wife, Marybeth E. Etzel. The Petitioners seek relief from Sections 1802.3.B and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 10 feet in lieu of the required 22.5 feet for a proposed carport. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

As indicated above, this Petition was originally filed through the Administrative Variance process. However, at the request of an adjoining property owner, the matter was scheduled for a public hearing to determine the appropriateness of the relief requested.

Appearing at the hearing on behalf of the Petition was Anthony F. Etzel, Jr., owner of the property. Appearing as Protestants in the matter were Elmer and Eileen Slaughter, the adjoining property owners who requested the hearing. Also appearing at the hearing was Mr. Larry Yeager, a representative with the Department of Environmental Protection and Resource Management (DEPRM), who was subpoenaed by the Petitioners to appear.

Testimony and evidence offered at the hearing revealed that the subject property consists of 10,540 sq.ft. zoned D.R. 5.5 and is improved with a single family dwelling which has been the Petitioners' residence for 30 years. The Petitioners are desirous of constructing a 17' x 25' carport on the side of their dwelling in accordance with the site plan identified herein as Petitioner's Exhibit 1. Testimony indicated that the proposed carport will be attached to the existing dwelling, but its roof will have a lower peak than the roof of the house. Due to the irregular shape of the property and the location of existing improvements thereon, the requested variance is necessary.

Appearing as Protestants in the matter were Mr. & Mrs. Slaughter who, like the Petitioners, have also resided on their property for the past 30 years. Obviously, the Slaughters and the Petitioners have been neighbors for many years. Both Mr. Etzel and Mr. & Mrs. Slaughter identified a drainage problem that exists in this area of the neighborhood, the brunt of which is felt by Mr. & Mrs. Slaughter. This drainage problem is unrelated to the variance request before me, however, Mr. & Mrs. Slaughter are concerned that the proposed addition of a carport on the subject property will further exacerbate the drainage problem they experience.

After discussing the matter with both parties and Larry Yeager with DEPRM, it was determined that the addition of the proposed carport would contribute little, if any, to the drainage problem in this neighborhood. However, it was agreed that Mr. Etzel would develop a drainage plan for his property in which gutters and downspouts will be used to channel all stormwater runoff from his dwelling and the proposed carport to the 10-foot drainage and utility easement which exists to the rear of his property. In addition, it was determined that Mr. Etzel's sump pump would

also empty into an underground pipe which would discharge above-ground within this 10-foot easement area. This will channel the existing and projected stormwater runoff from the subject property to the natural drainage system provided for this neighborhood.

Following the discussions held on this issue, the Slaughters felt assured that a proper drainage system would be provided for the subject property and as a result, had no objection to the proposed carport. Therefore, as a condition of approval of the relief requested, the Petitioners shall be required to provide proper drainage as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result

if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10<sup>th</sup> day of February, 1995 that the Petition for Variance seeking relief from Sections 1802.3.B and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 10 feet in lieu of the required 22.5 feet for a proposed carport, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) In conjunction with the construction of the proposed carport, the Petitioner shall insure that gutters and downspouts are installed along the roof line of the existing dwelling and the proposed carport. All stormwater runoff shall be channeled through the downspouts to an underground pipe which will then discharge into the aboveground 10-foot drainage and utility easement area located to the rear of the prop-

erty. In addition, the sump pump shall discharge into an underground drain pipe which will then channel any discharge to the 10-foot drainage and utility easement area. In effect, all water runoff from the subject dwelling and proposed carport will be properly channeled to the 10-foot drainage and utility easement area to the rear of his property.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

February 10, 1995

Mr. & Mrs. Anthony F. Etzel, Jr.  
2724 Burridge Road  
Baltimore, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
E/S Burridge Road, 30' N of Grenden Lane  
(2724 Burridge Road)  
8th Election District - 6th Councilmanic District  
Anthony F. Etzel, Jr., et ux - Petitioners  
Case No. 95-203-A

Dear Mr. & Mrs. Etzel:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

cc: Mr. & Mrs. Elmer Slaughter  
2722 Burridge Road, Baltimore, Md. 21234

People's Counsel

File



### Petition for Administrative Variance 75-203-A to the Zoning Commissioner of Baltimore County for the property located at 2724 Burridge Rd. which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)  
BCZR Section 1802.3.B., 301.1.A (211.4 R-6)

To permit a rear yard setback of 10 feet (for an open projection carport) in lieu of the required setback of 22.5 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

SEE BACK SHEET

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Phone No.

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### EXAMPLE 3 - Zoning Description - 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description. DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 2724 Burridge Rd.  
(address)

Beginning at a point on the EAST side of BURRIDGE RD.  
(north, south, east or west) (name of street)

which is 40 FT. wide of right-of-way width  
(number of feet)

street on which property fronts

wide at the distance of 30 ft. NORTH of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street GLENDON LANE  
(name of street)

which is 30 ft. wide. \*Being Lot # 12,  
(number of feet of right-of-way width)

Block D, Section # \_\_\_\_\_ in the subdivision of PARK MANOR  
(name of subdivision)

as recorded in Baltimore County Plat Book # 31, Folio # 57, containing  
10,540 sq. ft. or 24 ac. Also known as: 2724 Burridge Rd.  
(square feet or acres) (property address)

and located in the 8th Election District, 6th Councilmanic District.

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_, Folio \_\_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 27' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

CK/RESID (TXTSOPH)  
REVISED 5/16/94

10

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 1/13/95  
Posted for: Varience  
Petitioner: Anthony F. Etzel, Jr.  
Location of property: 2724 Burridge Rd., 8th  
Location of Signs: Being 2nd & 4th St. property being 2000 ft  
Remarks: \_\_\_\_\_  
Posted by: Matthew Signature \_\_\_\_\_ Date of return: 1/24/95  
Number of Signs: 1

### CERTIFICATE OF PUBLICATION

TOWSON, MD., Jan. 13, 1995  
THIS IS TO CERTIFY, that the amended advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan. 12, 1995

THE JEFFERSONIAN,

A. Henrich  
TOWSON

**NOTICE OF HEARING**  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Case Number: 95-203-A (Item 199)  
2724 Burridge Road, 30' N of Glendon Lane  
8th Election District - 6th Councilmanic  
Legal Owner(s): Anthony F. Etzel, Jr. and Marybeth E. Etzel  
HEARING: WEDNESDAY, FEBRUARY 1, 1995 at 9:30 a.m. in Room 118, Old Courthouse.  
Variances to permit a rear yard setback of 10 feet (for an open projection carport) in lieu of the required setback of 22.5 feet.  
LAWRENCE E. SCHMIDT, Zoning Commissioner for Baltimore County  
NOTES: (1) Hearings are handicapped accessible; for special accommodations please call 887-3353. (2) For information concerning this file and/or hearing, please call 887-3391.  
1/12 January 12.

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 12/1/94  
Posted for: Varience  
Petitioner: Anthony F. Etzel, Jr.  
Location of property: 2724 Burridge Rd., 8th  
Location of Signs: Being 2nd & 4th St. property being 2000 ft  
Remarks: \_\_\_\_\_  
Posted by: Matthew Signature \_\_\_\_\_ Date of return: 12/24/94  
Number of Signs: 1

**Dr. William C. H. Zoning Administration & Development Management**  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**receipt**  
95-203-A

Account: R-001-6150

Number: # 179

Taken by J.R.F.

Date: 12-5-94

ETZEL -- 2724 Burridge Rd.

OIO Variance = \$50.00

OIO Sign = \$35.00

\$85.00

03403040144NCHRC  
BA C010:51AM12-05-94

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

### REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: 95-203-A  
Petitioner(s): Anthony F. Etzel, Jr.  
Location: 2724 Burridge Rd., 8th

I/We, Anthony F. Etzel, Jr.  
(Name(s)) (Type or Print)  
Legal Owner(s) of Residents, of  
2724 Burridge Rd.  
(Address)

B. H. M. C. 111.21234-465-4  
City/State/Zip Code

which is located approximately 50 feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.

Elmer J. Slaughter 1/3/95  
Signature Date

Elmer J. Slaughter 1/3/95  
Signature Date

Rec'd. 1-3-95  
SCM.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 10917

DATE: 1-5-95 ACCOUNT: R001-6150

AMOUNT: \$ 40.00

RECEIVED FROM: ELMER SLAUGHTER

FOR: Request Hearing 95-203A

01A010008NCHRC \$40.00

BA-C011:18AM01/04/95  
VALIDATION OR SIGNATURE OF CASHIER

DATE: 1/5/95

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-3353

### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

#### PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon  
ARNOLD JABLON, DIRECTOR

#### For newspaper advertising:

Item No.: 199  
Petitioner: Anthony F. Etzel  
Location: 2724 Burridge Rd.  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: Anthony F. Etzel  
ADDRESS: 2724 Burridge Rd.  
Bldg. 7th. 21234  
PHONE NUMBER: 665 0320

AJ:ggg

(Revised 04/09/93)

TO: POTTERY PUBLISHING COMPANY  
January 12, 1995 Issue - Jeffersonian

Please forward billing to:

Anthony and Marybeth Etzel  
2724 Burridge Road  
Baltimore, MD 21204  
665-0370

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-203-A (Item 199)  
2724 Burridge Road  
30' N of Glendon Lane  
8th Election District - 6th Councilmanic  
Legal Owner(s): Anthony F. Etzel, Jr. and Marybeth E. Etzel  
HEARING: WEDNESDAY, FEBRUARY 1, 1995 at 9:30 a.m. in Room 118, Old Courthouse.

Variances to permit a rear yard setback of 10 feet (for an open projection carport) in lieu of the required setback of 22.5 feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (2) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204  
JANUARY 6, 1995

(410) 887-3353

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Former Case Number: 01/03/95  
CASE NUMBER: 95-203-A (Item 199)  
2724 Burridge Road  
30' N of Glendon Lane  
8th Election District - 6th Councilmanic  
Legal Owner(s): Anthony F. Etzel, Jr. and Marybeth E. Etzel  
HEARING: WEDNESDAY, FEBRUARY 1, 1995 at 9:30 a.m. in Room 118, Old Courthouse.

Variances to permit a rear yard setback of 10 feet (for an open projection carport) in lieu of the required setback of 22.5 feet.

Arnold Jablon  
Director

cc: Anthony and Marybeth Etzel  
Elmer & Ellen Slaughter

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO THE 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE. (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (3) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

December 29, 1994

Mr. and Mrs. Anthony Etzel, Jr.  
2724 Burridge Road  
Baltimore, Maryland 21234

RE: Item No: 199  
Case No.: 95-203A  
Petitioner: Mr. and Mrs. Etzel

Dear Mr. and Mrs. Etzel:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 05, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i. e. zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

*Elmer J. Slaughter*  
*Eileen A. Slaughter*  
*Anthony & Gayle*

*2722 Burridge Rd.*  
*2722 Burridge Rd #1234*  
*2724 Burridge Rd 21221*

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

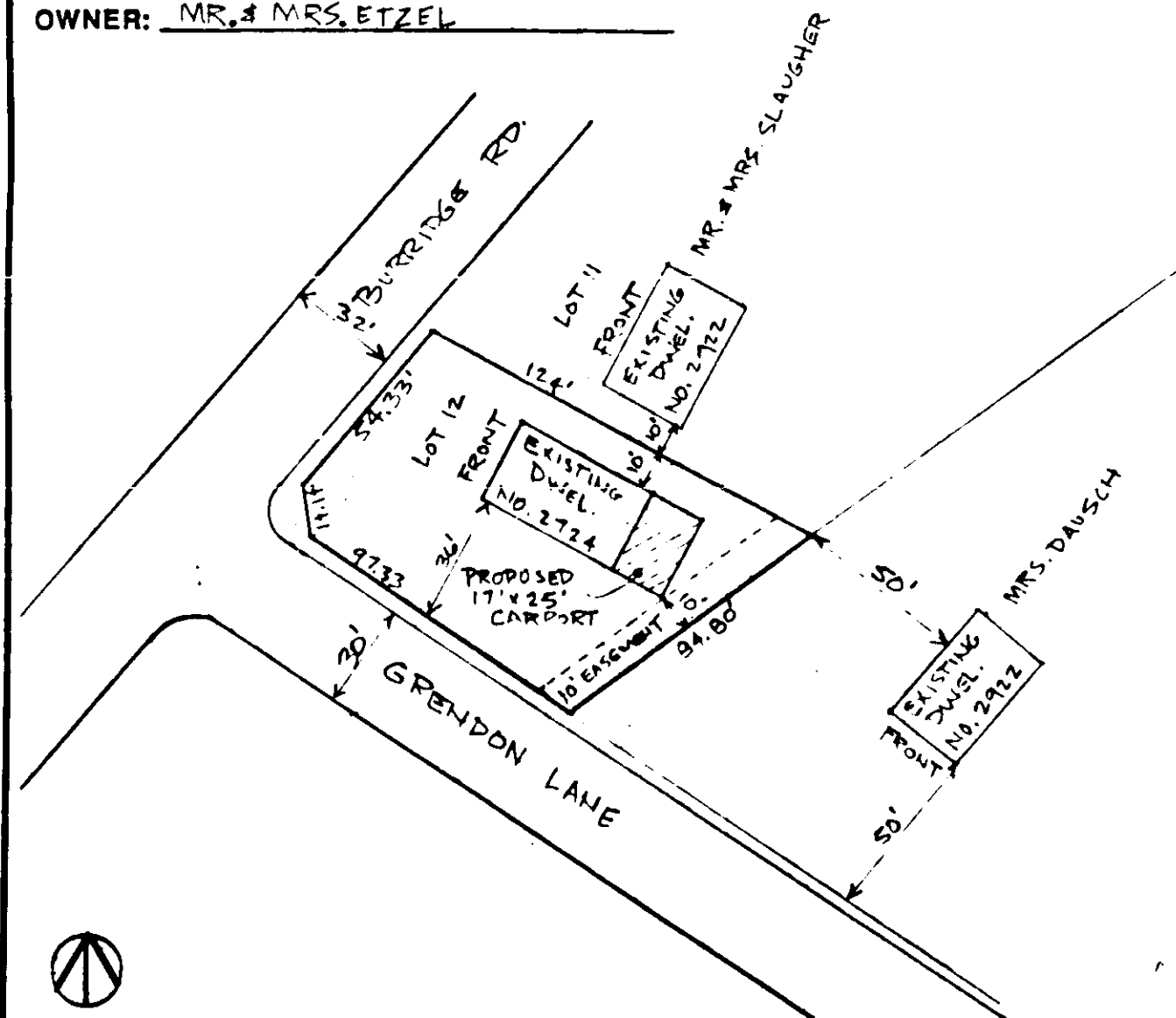
PROPERTY ADDRESS: 2724 BURRIDGE RD

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: PARK MANOR

plat book # 31, folio # 57, lot # 12, section # B

OWNER: MR. & MRS. ETZEL

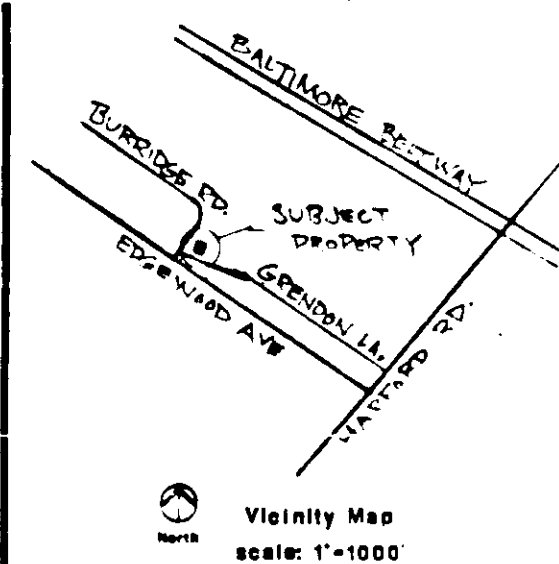


North

date: 11-18-94

prepared by: TONY ETZEL

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: B

Councilmanic District: 22

1"=200' scale map #: HE 55

Zoning: DR 55

Lot size: 124 x 85  
square feet

SEWER: ☒ public ☐ private

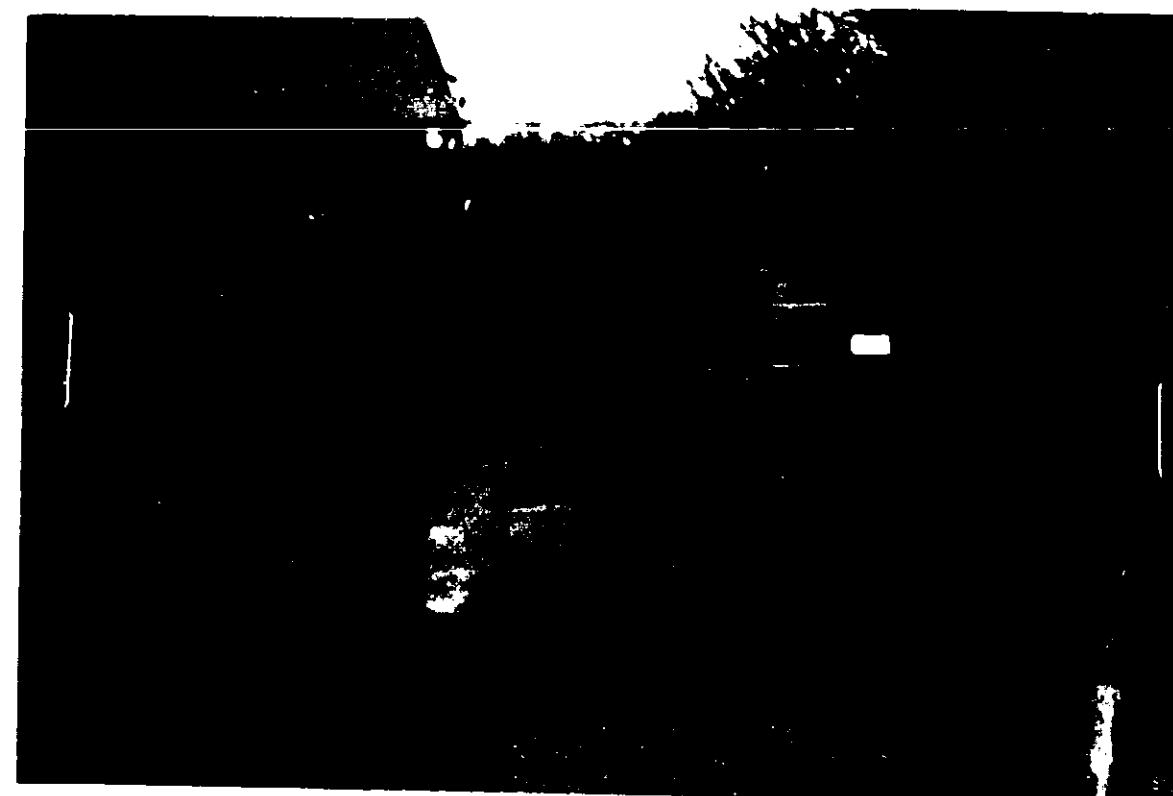
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 199 CASE #:



# 199



# 199



BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Dec. 27, 1994  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for December 27, 1994  
Item 199

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: December 20, 1994  
Zoning Administration and Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 199 and 205.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Edmy Keras*

PK/JL

ITEM199/PZONE/TEXTJWL



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Julie Winarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
ATTN: MRS. JUNE WARSON

Re: Baltimore County  
Item No: \* 199 (JKE)

Dear Ms. Winarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

DECEMBER 13, 1994

(410) 887-3353

OFFICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-203-A (Item 199)  
2724 Burridge Road  
8/5 Burridge Road, 30' N of Grendon Lane  
8th Election District - 6th Councilmanic  
Legal Owner(s): Anthony F. Etzel, Jr. and Marybeth E. Etzel

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before December 18, 1994. The closing date (January 3, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$66.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

*Arnold Jablon*

Arnold Jablon  
Director

cc: Anthony and Marybeth Etzel

Printed with Soy-based Ink on Recycled Paper

IN RE: PETITION FOR Variance  
E/S Burridge Rd, 30' N of  
Grendon Lane  
(2724 Burridge Rd)  
8th Election District -  
6th Councilmanic District  
Anthony F. Etzel, Jr. et ux - Petitioners

SUBPOENA

TO: Mr. Larry Yeager  
(Dept. of Environmental Protection and Resource Management)  
401 Basley Ave., Suite 416  
Towson, MD. 21204

You are hereby summoned and commanded to be and appear personally before the Zoning Commissioner/Deputy Zoning Commissioner of Baltimore County in Room 118, Old Court House, 400 Washington Ave. Towson, MD 21204

and to bring pertinent information relating to storm water runoff on the 1st day of February 1995, regarding the above captioned case, for the purposes of testifying at the request of Mr. & Mrs. Anthony F. Etzel, Jr.

*Larry Yeager*  
LARRY YEAGER

Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule IV(c).

*Timothy M. Kotroco*  
Zoning Commissioner/Deputy  
Zoning Commissioner  
for Baltimore County

Issued: 1/30/95

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

January 24, 1995

Mr. & Mrs. Anthony F. Etzel  
2724 Burridge Road  
Baltimore, Maryland 21234

RE: PETITION FOR VARIANCE  
E/S Burridge Road, 30' N of Grendon Lane  
(2724 Burridge Road)  
8th Election District - 6th Councilmanic District  
Anthony F. Etzel, Jr. et ux - Petitioners  
Case No. 95-203-A

Dear Mr. & Mrs. Etzel:

This office is in receipt of your letter dated January 13, 1995 requesting that we subpoena Mr. Larry Yeager, an employee of the Department of Environmental Protection and Resource Management (DEPRM) to appear at your public hearing in the above-captioned matter.

Please be advised that we cannot subpoena individuals to appear at public hearings on behalf of parties to a Petition. It is the responsibility of the Petitioner to subpoena any individual and/or any supporting documents to appear at hearings before the Zoning Commissioner. However, for your convenience we have enclosed a copy of the subpoena form used by this office. Please fill in the necessary information on this form and return same to this office for signature and we will be happy to forward your subpoena request to Mr. Yeager.

In the event you have any questions on the subject, please feel free to contact this office at 887-4386.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

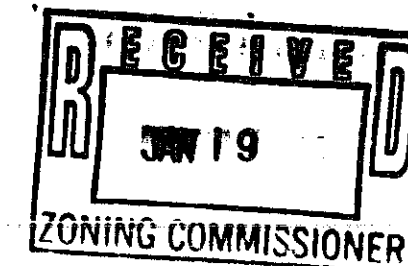
TWK:bjg

cc: Case File

Printed with Soy-based Ink on Recycled Paper

1/17/95  
TO: E/S  
2724 Burridge Rd.  
Balto., MD. 21234  
Jan. 13, 1995 190-95  
Balto. Co. Government Office of Zoning Administration and Development Management  
111 W. Chesapeake Ave.  
Towson, MD. 21204

Mrs. Arnold Jablon:  
Concerning the hearing for a variance, Case # 95-203-A (Item 199), we would like the Zoning Commissioner to subpoena Larry Yeager from the Dept. of Environmental Protection and Resource Management. The hearing is scheduled for Feb. 1, 1995, at 9:30 A.M. in Room 118, Old Court House. Thank you for your kind consideration.



Sincerely yours,  
*Marybeth Etzel*  
*Anthony F. Etzel*

665-0370

RECEIVED  
JAN 17 1995  
ZADM

S & D  
ENGINEERING Inc.  
Consulting Engineers & Surveyors

Mr. and Mrs. Etzel,

JAN 26, 1995

Mr. Elmer Slaughter of #2722 Burridge Road has requested that we investigate the impact to his property from your proposed 17'x 25' carport. After a rain, Mr. Slaughter's back yard becomes a temporary marsh. The soil type in your area is LyD, which does not allow the water to soak into the ground. There is already significant runoff from your property to his because of the natural slope, which is greater than 5%. The current situation is not good, and the carport you are planning to build will create 100% runoff into Mr. Slaughter's property. The back yard can not take any additional water.

We have discussed the problem with Mr. Slaughter, and I believe we have found a solution that accommodates both parties.

The solution involves the construction of a twelve inch high wall, built at the lower end of the concrete parking area. Also, a swale dug out that would carry the water to the 10' wide drainage easement running behind both houses.

I hope this solves all concerns and promotes a genuine good neighborly feeling on everyone's part. After you have reviewed this solution, please feel free to contact me regarding your comments or concerns.



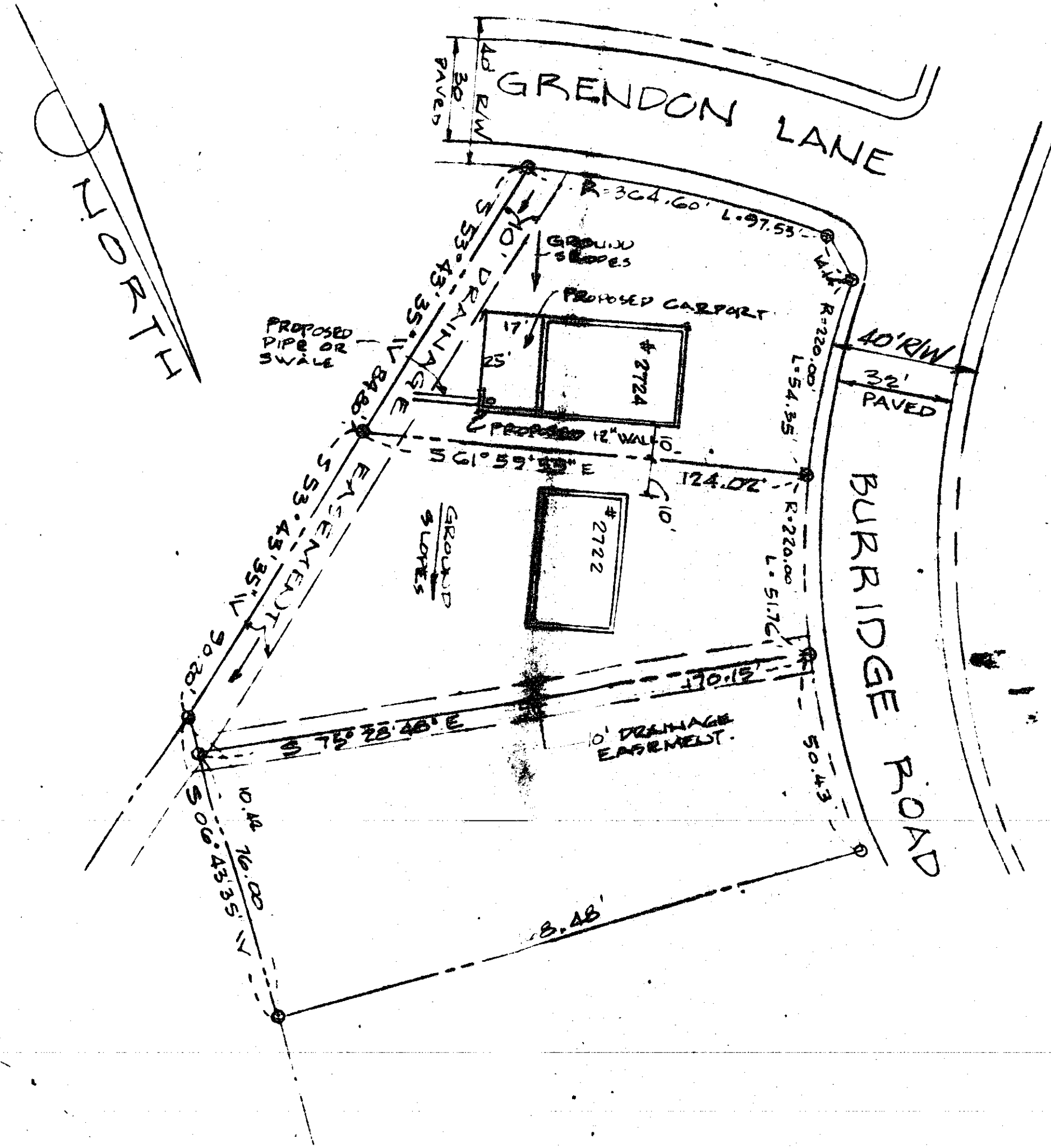
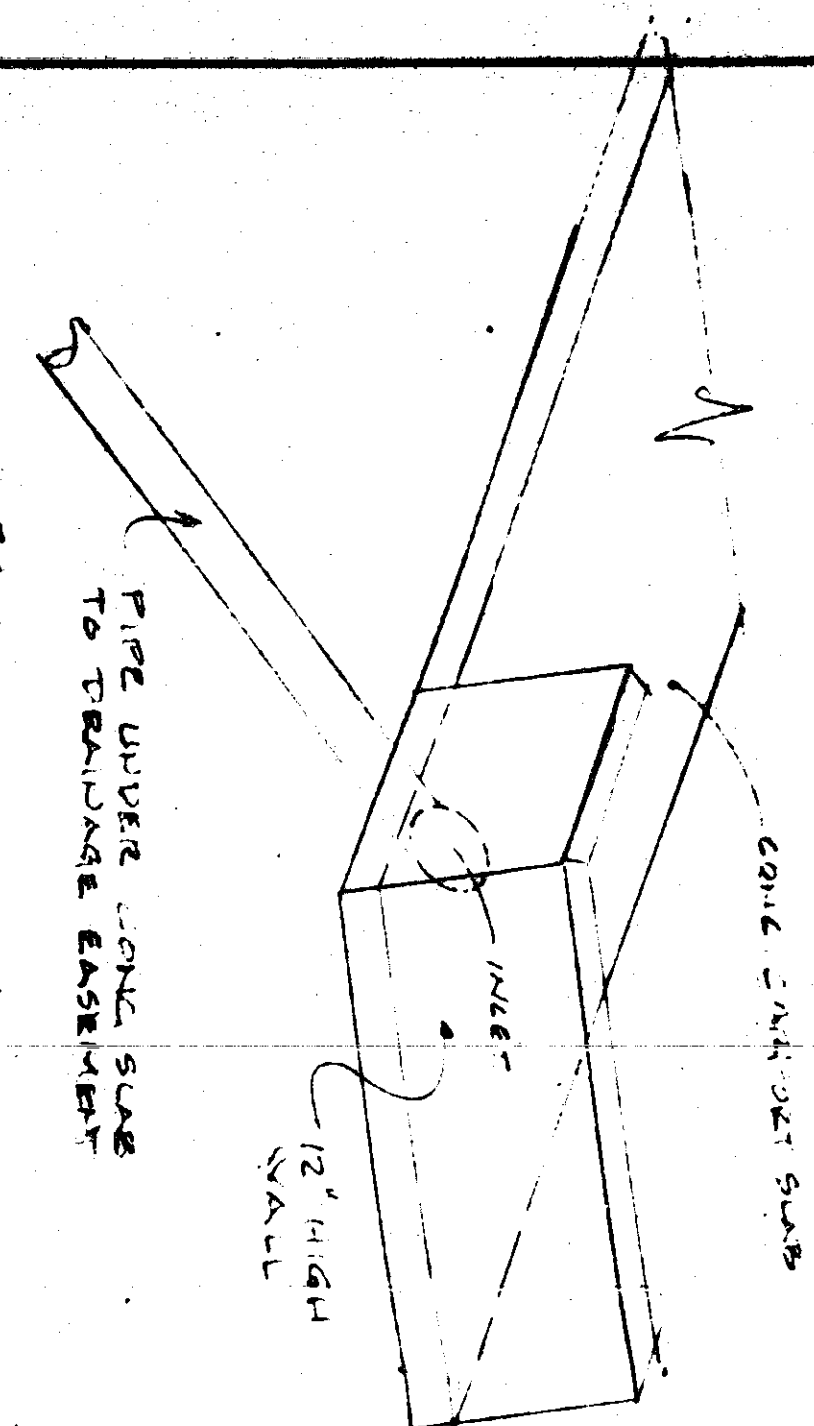
*Harvey S. Sherman*  
Harvey S. Sherman, P.E.

Professional Engineer

Maryland P.E. #4240



SKETCH OF DRAINAGE CONSTRUCTION  
(NOT TO SCALE)



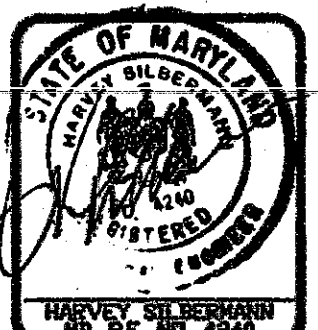
PROTESTANTS  
EXHIBIT NO. 1

95-203-A  
SHEET 1 OF 1

File Number  
250-26  
Revisions

DRAINAGE STUDY OF PROPOSED  
CARPORT ON #2724 BURRIDGE ROAD  
BALTIMORE COUNTY, MARYLAND  
Project: MR. & MRS. ELMER J. SLAUGHTER JR.  
Date: JAN. 26, 1999 Scale: 1"=30' Drawn by: S.S.C.J.D.

**S & D ENGINEERING, INC.**  
Engineers Planners Surveyors  
3527 East Joppa Road, Baltimore, MD 21234  
Phone: (410) 661-6888 Fax: (410) 661-0728



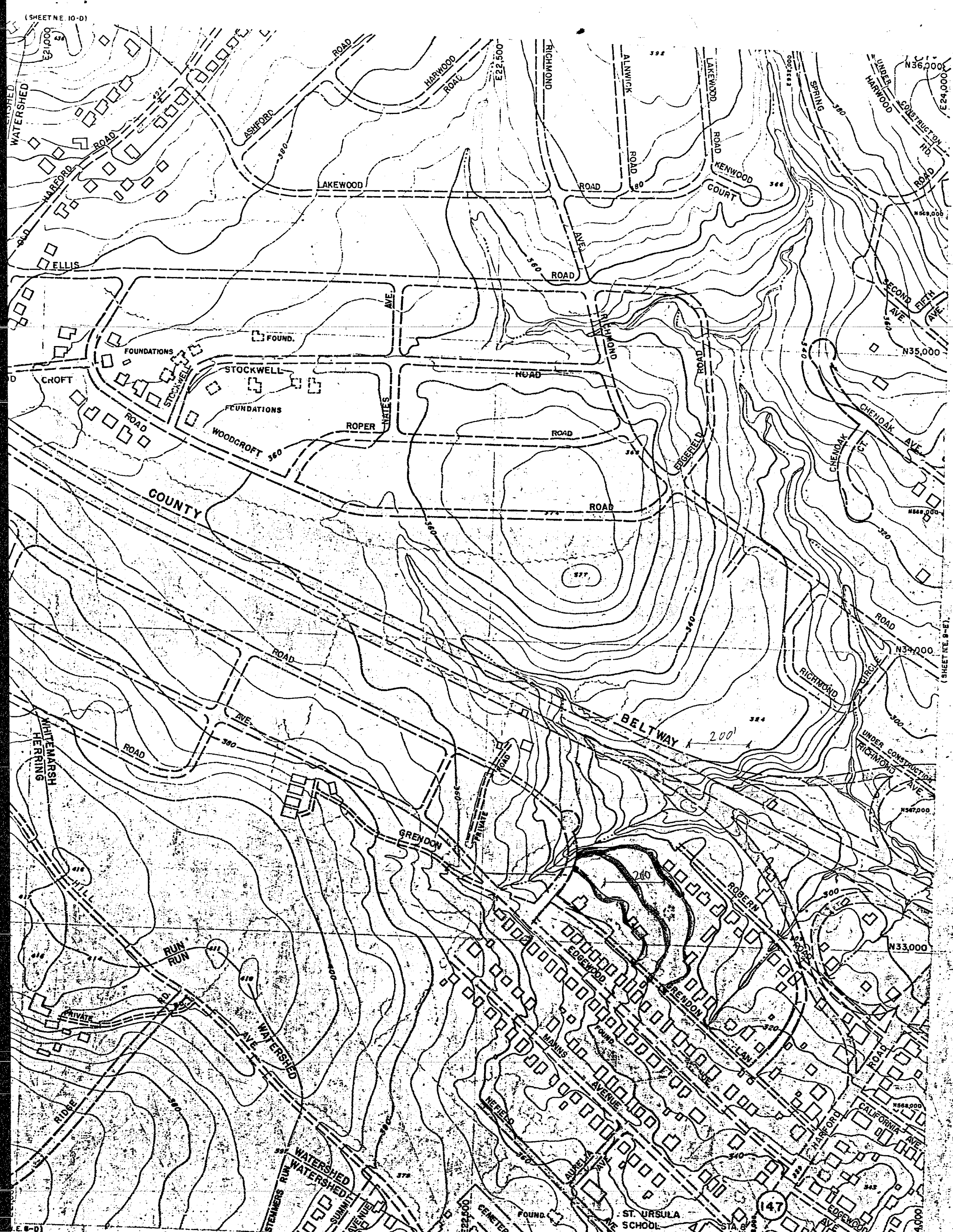
METRIC MAP OF  
METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	PARKVILLE	N.E. 9-D
	2/23/92	DATE OF PHOTOGRAPHY APRIL 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA.				

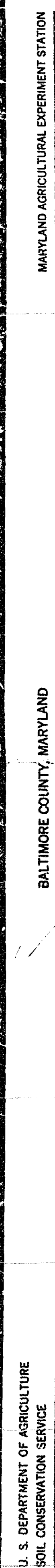
95-203-A Item 199

B

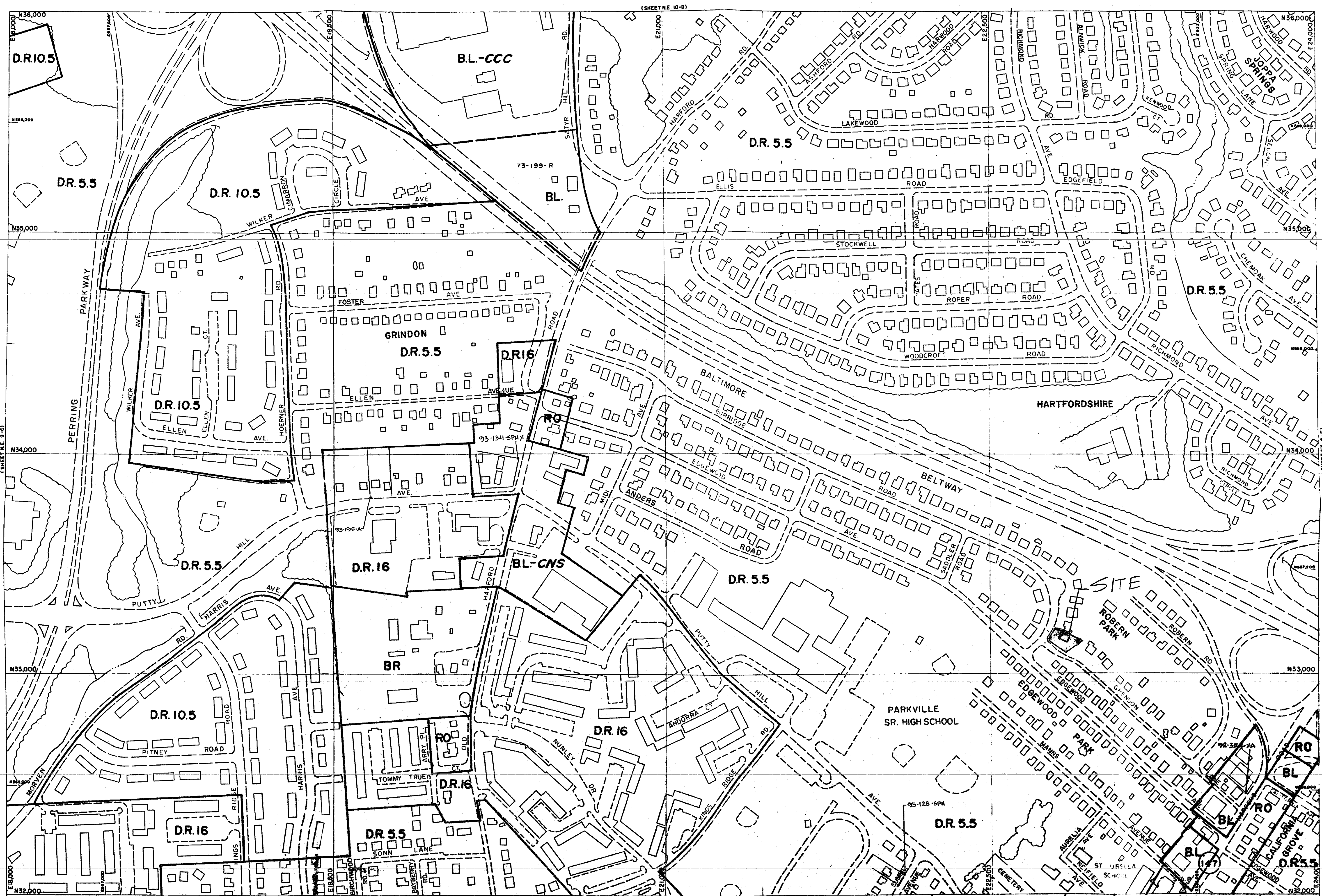
MICROFILM





[illegible]





**BALTIMORE COUNTY**  
**OFFICE OF PLANNING AND ZONING**  
**OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

*William D. Howard*  
Chairman, County Council

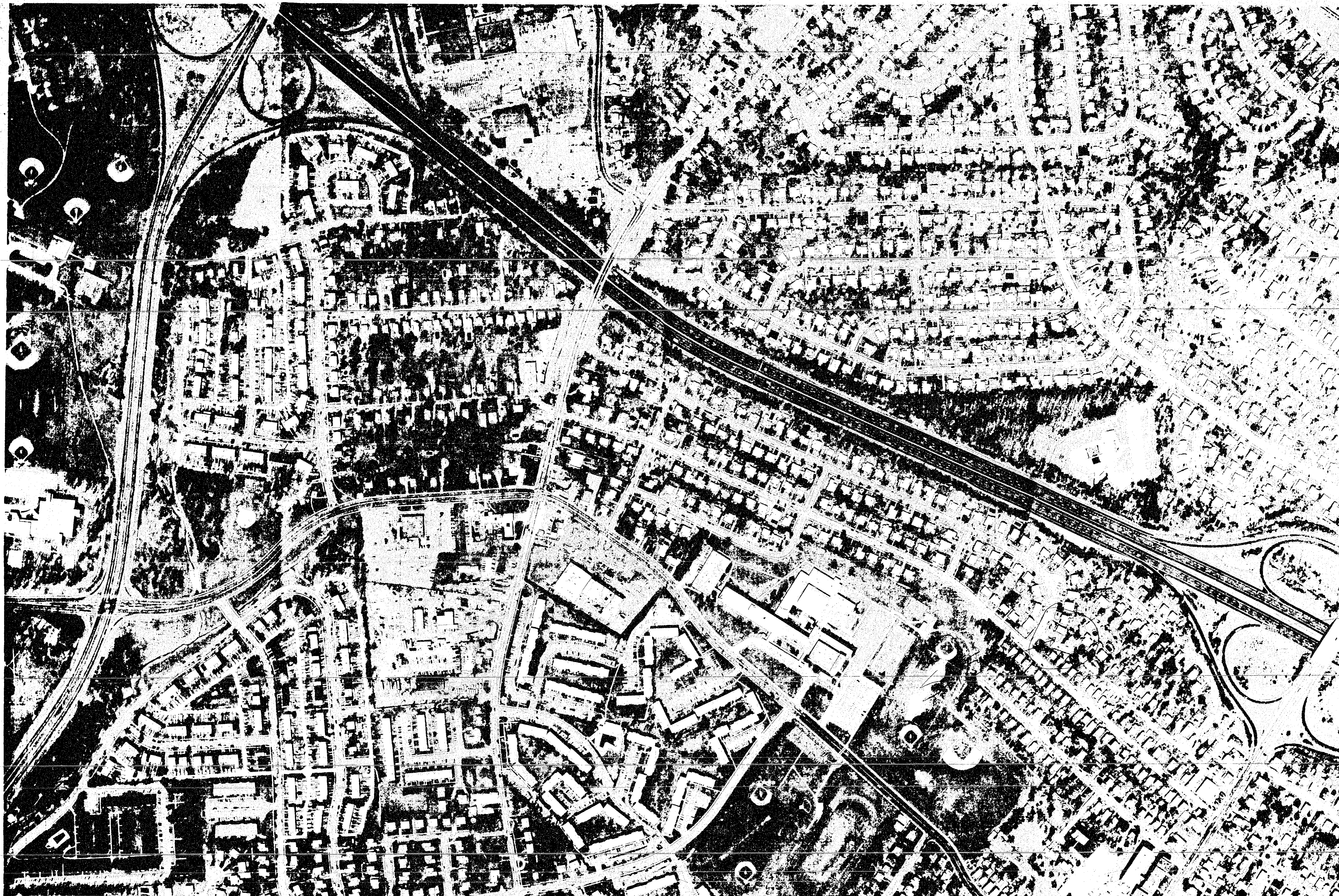
SCALE	LOCATION	SHEET
1" = 200'	PARKVILLE	N.E.
DATE OF PHOTOGRAPHY		S-D
JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

95-203-A

# 199





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

# 199

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	PARKVILLE	N.E. 9-D
DATE OF PHOTOGRAPHY JANUARY 1986		

95-203-A

22